

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2234

COUNCIL SPONSOR: BAGERT/DAVIS

PROVIDED BY: DEPT. OF ENGINEERING

RESOLUTION ESTABLISHING WARRANTY OBLIGATIONS.

Whereas, the Department of Finance and the Department of Engineering have notified the Parish Council that certain securities for subdivision Warranty Obligations are maturing in the near future; and

Whereas, these Warranty Obligations have been reviewed by said Departments which have made recommendations thereon to the Parish Council;

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, by the St. Tammany Parish Council acting in it's capacity as the governing authority, that is hereby accepts the recommendations of the Department of Finance and the Department of Engineering, and approves the following action regarding Warranty Obligations as shown.

BE IT FURTHER RESOLVED, that failure to renew or to post an acceptable security on its due date will cause same to be called, and the Department of Finance and the Department of Engineering are hereby authorized and directed to do so.

WARRANTY

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
Alamosa Park Subdivision, Phase 2B Amount: \$9,000 Expires: January 4, 2008 Ward: 4 District: 7	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED.
Arbor Walk Subdivision, Phase 4 Amount: \$31,100 Expires: January 10, 2008 Ward: 1 District: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED.
Bluffs Subdivision, Phase 5B Amount: \$51,300 Expires: January 2, 2008 Ward: 8 District: 9	RELEASE L.O.C THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE.
Brier Lake Subdivision, Phase 16 Amount: \$4,300 Expires: January 2, 2008 Ward: 7 District: 7	RELEASE L.O.C THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE.
Clipper Estates Subdivision, Phase 7B Amount: \$18,100 Expires: January 28, 2008 Ward: 9 District: 13	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED.
Clipper Estates Subdivision, Phase 8 Amount: \$13,000 Expires: January 28, 2008 Ward: 9 District: 13	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED.

Enter Parish Right Of Way
Walden & Linen Streets and Eldora Ave.
Tammany Terrace Subdivision, Phase 1
Amount: \$42,200
Expires: January 25, 2008
Ward: 3 District: 2

EXTEND FOR ONE (1) YEAR OR UNTIL
WORK IS SATISFACTORILY
ACCOMPLISHED.

The Fountains Subdivision
Amount: \$34,900
Expires: January 12, 2008
Ward: 4 District: 5

EXTEND FOR ONE (1) YEAR OR UNTIL
WORK IS SATISFACTORILY
ACCOMPLISHED.

Grand Maison Subdivision, Phase 1
Amount: \$70,000
Expires: December 15, 2007
Ward: 4 District: 5

RELEASE L.O.C
THIS IS A PUBLIC SUBDIVISION AND
THE PARISH WILL BE RESPONSIBLE
FOR ANY MAINTENANCE

Grand Maison Subdivision, Phase 2
Amount: \$41,600
Expires: January 24, 2008
Ward: 4 District: 5

EXTEND FOR ONE (1) YEAR OR UNTIL
WORK IS SATISFACTORILY
ACCOMPLISHED

Penn Mill Lakes Subdivision, Phase 2A-1
Amount: \$19,600
Expires: January 11, 2008
Ward: 3 District: 3

EXTEND FOR ONE (1) YEAR OR UNTIL
WORK IS SATISFACTORILY
ACCOMPLISHED

Penn Mill Lakes Subdivision, Phase 2C
Amount: \$77,000
Expires: January 9, 2008
Ward: 3 District: 3

EXTEND FOR ONE (1) YEAR OR UNTIL
WORK IS SATISFACTORILY
ACCOMPLISHED

Stonebridge at Madisonville Subdivision
Amount: \$16,000
Expires: January 23, 2008
Ward: 1 District: 1

EXTEND FOR ONE (1) YEAR OR UNTIL
WORK IS SATISFACTORILY
ACCOMPLISHED

Tammany Middle, LLC Subdivision, Phase 1
Amount: \$33,200
Expires: January 23, 2008
Ward: 1 District: 1

CALL L.O.C.
TO BE BROUGHT INTO THE PARISH
SELECTIVE MAINTENANCE SYSTEM

Versailles Subdivision, Phase 5C
Amount: \$75,400
Expires: January 24, 2008
Ward: 1 District: 1

EXTEND FOR ONE (1) YEAR OR UNTIL
WORK IS SATISFACTORILY
ACCOMPLISHED

Willow Bend Subdivision, Phase 2
Amount: \$45,600
Expires: January 17, 2008
Ward: 1 District: 1

RELEASE L.O.C
THIS IS A PUBLIC SUBDIVISION AND
THE PARISH WILL BE RESPONSIBLE
FOR ANY MAINTENANCE

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____ 2007 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

BARRY BAGERT, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2552 OR (985) 898-2575
FAX: (985) 898-5205
e-mail: eng@stpgov.org

C-2234
Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Alamosa Park Subdivision, Phase 2B
Warranty Obligation (\$9,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$9,000 expires January 4, 2008 and is scheduled for review at the December 6, 2007 meeting.

The developer was notified on September 13, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year of until the work is satisfactorily accomplished.

The following punch list items remain:

1. Roadside ditches need to be regraded to provide positive flow;
2. Outfall ditch on north side of subdivision needs to be properly constructed and AS-BUILT elevations shown on drawing;
3. Cross culverts need to be cleaned out;
4. Ditches that are around the temporary turn around need to be regraded and AS-BUILT elevations shown on drawing.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Al Hamauei
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Alamosa Park, LLC
McHugh & Associates



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Arbor Walk Subdivision, Phase 4
Warranty Obligation (\$31,100)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$31,100 expires January 10, 2008 and is scheduled for review at the December 6, 2007 meeting.

The developer was notified on September 17, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 25, 2005 Special Parish Council meeting regarding Hurricane Katrina, the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items were submitted to the developer on September 17, 2007 and remain:

1. The roadway needs to be broomed for a meaningful inspection to be made;
2. Shoulder sod is too high in many locations causing water to stand in the roadway. Shoulders need to be regraded to allow positive flow into the roadside ditch;
3. Roadside ditches need to be regraded to provide positive flow to the catch basins; As-Built drawing needs to be revised to show invert elevations;
4. Best Management Practices are not being maintained for silt abatement within the subdivision; the Parish Watershed Coordinator is hereby notified to contact you to review maintenance requirements previously agreed upon;
5. Catch basins need to be checked for silt removal since silt abatement measures are not adequate; certification is required from your engineer;
6. Traffic signs and street name signs need to be installed in accordance with approved traffic drawing;
7. Blue reflectors need to be replaced;
8. Roll over curbs need to be restored (not patched) in many locations.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Mr. Shannon Davis
Ms. Sabrina Schenk
Richard C. Lambert & Associates
Lonesome Development, LLC



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Kevin Davis

Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Bluffs Subdivision, Phase 5B
Warranty Obligation (\$51,300)**

Honorable Council Members:

The Warranty Obligation in the amount of \$51,300 expires January 2, 2008 and is scheduled for review at the December 6, 2007 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory. Therefore it is recommended that the Warranty Obligation be released upon expiration.

This is a private subdivision and the Parish will not maintain the roads and drainage.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Barry Bagert
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Mr. Shannon Davis
Cross Gates, Inc.
J.V. Burkes & Associates



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Brier Lake Subdivision, Phase 16
Warranty Obligation (\$4,300)**

Honorable Council Members:

The Warranty Obligation in the amount of \$4,300 expires January 2, 2008 and is scheduled for review at the December 6, 2007 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory. Therefore it is recommended that the Warranty Obligation be released upon expiration.

This is a private subdivision and the Parish will not maintain the roads and drainage.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Al Hamauei
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Mr. Shannon Davis
Chaignaud Developers
CEI



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Clipper Estates Subdivision, Phase 7B
Warranty Obligation (\$18,100)**

Honorable Council Members:

The Warranty Obligation in the amount of \$18,100 expires January 28, 2008 and is scheduled for review by the Parish Council at the December 6, 2007 meeting.

The developer was notified on October 3, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Repair concrete roadway by sewer manhole at intersection of Cutter Cove/Clipper Island Road;
2. Replace blue reflectors where needed.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Joe "Coach" Thomas
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
J.V. Burkes & Associates
Clipper Land Holdings, LLC



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
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Covington, LA 70434

**Re: Clipper Estates Subdivision, Phase 8
Warranty Obligation (\$13,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$13,000 expires January 28, 2008 and is scheduled for review by the Parish Council at the December 6, 2007 meeting.

The developer was notified on October 3, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Replace blue reflectors where needed;
2. Cul de sac island needs to be backfilled and sodded.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Joe "Coach" Thomas
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
J.V. Burkes & Associates
Clipper Land Holdings, LLC



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Kevin Davis
Parish President

November 21, 2007

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**Re: Enter Parish R.O.W. (Resolution No. 05-246)
Walden & Linen Streets and Eldora Ave.
Tammany Terrace Subdivision, Phase 1
Warranty Obligation (\$42,200)**

Honorable Council Members:

The Warranty Obligation in the amount of \$42,200 expires January 25, 2008 and is scheduled for review by the Parish Council at the December 6, 2007 meeting.

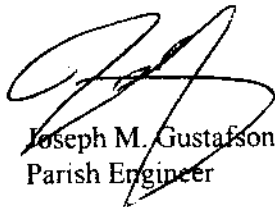
The developer was notified on October 9, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. North retention pond slopes need to be dressed and erosion protection applied;
2. Ditch on lot #26 needs to be graded properly and erosion protection applied; a mature stand of grass is needed on all slopes before the ponds can be accepted;
3. Main outfall ditch needs to be cleaned out in vicinity of outfall culverts and install erosion protection;
4. Check all drainage culverts to ensure that silt and debris has been removed;
5. Blue reflectors need to be replaced;
6. Traffic Signage:
 - a). Need "NO OUTLET" signs at the following locations:
 - 1). On Linden St. each side of Eldora Ave.;
 - 2). On Walden St. east of Eldora Ave.;
 - 3). Remove "NO OUTLET" sign from entrance of Walden St.;
 - b). Furnish AS-BUILT signage drawing.

Sincerely,



Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Russell Fitzmorris
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
CEI
Tammany Terrace, LLC.



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: The Fountains Subdivision
Warranty Obligation (\$34,900)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$34,900 expires January 12, 2008 and is scheduled for review by the Parish Council at the December 6, 2007 meeting.

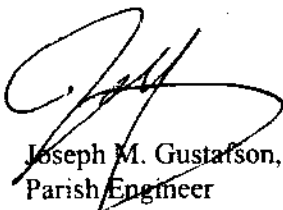
The developer was notified on September 24, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has received such notification, however the work has not been satisfactorily resolved. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528 passed at the September 28, 2005 regarding Hurricane Katrina, the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following punch list items were submitted to the developer on September 24, 2007 and remain:

1. Areas of roadway that have developed "spalls" must be restored by removing the "spalls" down to solid concrete and replacing with approved concrete patch material.
Developer's engineer must submit a method of repairs to this office for approval;
2. Restore concrete rollover curve at several locations throughout the subdivision and at LA Hwy 1088 exit;
3. All seven (7) foot drainage servitudes that facilitate lot drainage needs to be checked to ensure that they function as designed;
4. The outfall ditch and LA 1088 roadside ditch needs to be graded so that the main outfall from the subdivision will function at the design elevation. The 4 main outfall culverts are holding approximately 6 inches of water which causes detention ponds to remain 6 inches higher than designed;
5. The developer needs to convene a meeting and be present to resolve detention requirements and drainage direction flow at LA 1088 and at Hwy 59.

Sincerely,



Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Marty Gould
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Mr. Shannon Davis
Scalfano Engineering
Arbor Holding, Inc.



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Kevin Davis

Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Grand Maison Subdivision, Phase 1
Warranty Obligation (\$70,000)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$70,000 expires December 15, 2007.

This office has inspected the site. The following work has been satisfactorily completed:

1. Outfall ditches have been replaced with culverts;
2. Detention pond slopes have been regraded and erosion protection applied;
3. Blue reflectors have been replaced.
4. Debris has been removed from detention pond area;
5. As-Built drawing has been revised.

Therefore it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the roadways, drainage and detention pond is to be maintained by the Parish.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Marty Gould
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Shannon Davis
Mr. Earl J. Magner, P.E.
McHugh & Associates
Bennett Brothers Development



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
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**Re: Grand Maison Subdivision, Phase 2
Warranty Obligation (\$41,600)**

Honorable Council Members:

The Warranty Obligation in the amount of \$41,600 expires January 24, 2008 and is scheduled for review by the Parish Council at the December 6, 2007 meeting.

The developer was notified on October 4, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Detention pond #7 slopes need to be dressed and erosion protection applied;
2. Need permanent signage;
3. Replace blue reflectors as needed;
4. Outfall ditch side slopes need to be properly constructed.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Marty Gould
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
McHugh & Associates
Bennett Brothers Development



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**Re: Penn Mill Lakes Subdivision, Phase 2A-1
Warranty Obligation (\$19,600)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$19,600 expires January 11, 2008 and is scheduled for review at the December 6, 2007 meeting.

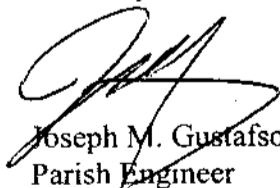
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This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 25, 2005 Special Parish Council meeting regarding Hurricane Katrina, the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following punch list items were submitted to the developer on September 17, 2007 and remain:

1. The concrete driveway swales and/or ditch swales are holding water in excess of allowable tolerances at the following locations:
Penn Mill Lakes Blvd.
226, 230, 234, 242, 252, 231 & 249
Creekside Court
401, 409, 413, 429, 432, 424, 412 & 408;
2. Water is standing in the roadway and shoulder needs to be graded to allow street water to flow into the swales or grates at the following location:
Penn Mill Lakes Blvd.
242, 252 & on the east side of the roadway at the median in two (2) locations;
3. Erosion protection needs to be placed on the swale slope south of 222 Penn Mill Lakes Blvd.;
4. Show extra flush grate that has been installed in vicinity of 222 Penn Mill Lakes Blvd. on revised AS-BUILT.

Sincerely,



Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable James A. "Red" Thompson
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long

Mr. Earl J. Magner, P.E.
CEI
Penn Mill Lakes, LLC



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
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Covington, LA 70434

**Re: Penn Mill Lakes Subdivision, Phase 2C
Warranty Obligation (\$77,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$77,000 expires January 9, 2008 and is scheduled for review at the December 6, 2007 meeting.

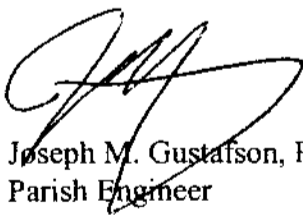
The developer was notified on September 17, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year of until the work is satisfactorily accomplished.

The following punch list items remain:

1. In the vicinity of house construction the roadway needs to be broomed for a meaningful inspection to be made;
2. In the vicinity of house construction the shoulders and roadway swales need to have final dressing to provide positive flow across driveway swales and eventually into the catch basins (flush grates);
3. Several outfall ditches have active erosion taking place; these slopes need to be stabilized;
4. The intersection of JESSICA WAY and STEEPLE-CHASE ROAD needs to be restored;
5. Trash dumpsters that are located on asphalt roadways must be removed and roller indentations in the asphalt must be repaired.

Sincerely,



Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable James A. "Red" Thompson
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
CEI
Penn Mill Lakes, LLC



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Kevin Davis

Parish President

November 21, 2007

St. Tammany Parish Council
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**Re: Stonebridge at Madisonville Subdivision
Warranty Obligation (\$16,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$16,000 expires January 23, 2008 and is scheduled for review at the December 6, 2007 meeting.

The developer was notified on September 25, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year of until the work is satisfactorily accomplished.

The following punch list items remain:

1. Roadway needs to be broomed for a meaningful inspection to be made;
2. Roadside ditch slopes need to be graded to 3:1 side slopes;
3. Dry detention pond needs to be mowed so that an inspection can be made for acceptability;
4. Blue reflectors need to be replaced where needed;
5. Recreation facility needs to be completed and shown on the AS-BUILT drawing.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Richard C. Lambert Consultants, LLC
Landworks Development, LLC



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2552 OR (985) 898-2575
FAX: (985) 898-5205
e-mail: eng@stpgov.org

Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Tammany Middle, LLC Subdivision, Phase I
Warranty Obligation (\$33,200)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$33,200 expires January 23, 2008 and is scheduled for review by the Parish Council at the December 6, 2007 meeting.

The developer was notified on September 25, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

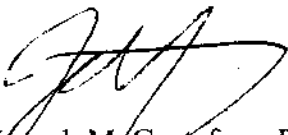
This office has not received such notification. Therefore, this obligation must be called.

The following punch list items remain:

1. Detention pond surface needs to be re-graded and a mature stand of grass existing before the Parish can release the Warranty Obligation and accept the ponds for maintenance;
2. The concrete roadway at the beginning of this phase must be repaired. Approximately six (6) to eight (8) roadway panels need to be replaced. A plan showing the method of replacement must be furnished to this office for our review before the work commences.

The roads and drainage including the detention pond are to be maintained by the Parish.

Sincerely,


Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Mr. Shannon Davis
Duplantis Design Group
Gulf States Development Services



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Versailles Subdivision, Phase 5C
Warranty Obligation (\$75,400)**

Honorable Council Members:

The Warranty Obligation in the amount of \$75,400 expires January 24, 2008 and is scheduled for review by the Parish Council at the December 6, 2007 meeting.

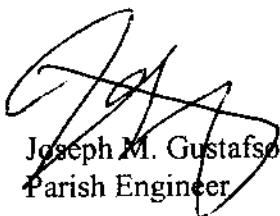
The developer was notified on October 9, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Need permanent signage;
2. Need As-Built signage plan;
3. Replace blue reflectors as needed;
4. THREE RIVERS ROAD ENTRANCE
 - a). Remove silt from entrance culvert;
 - b). Direct Ave. Saint Germain roadside drainage into subdivision to prevent silt form entering Three Rivers Road roadside ditch;
5. Dress cul de sac islands;
6. Sedimentation barriers are needed at several catch basins to prevent silt from entering subsurface drainage;
7. Roadside swales need to be regraded to drain toward catch basins to prevent silt from entering roadways.

Sincerely,



Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
McHugh & Associates
I.M. Land Development, LLC



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Kevin Davis
Parish President

November 21, 2007

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Willow Bend Subdivision, Phase 2
Warranty Obligation (\$45,600)**

Honorable Council Members:

The Warranty Obligation in the amount of \$45,600 expires January 17, 2008 and is scheduled for review at the December 6, 2007 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory. Therefore it is recommended that the Warranty Obligation be released upon expiration.

This is a public access subdivision and the Parish will be responsible for maintenance of the roadways, roadside ditches and the 60' drainage servitude.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/bas

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Mr. Shannon Davis
Willow Bend Development
McHugh & Associates